



City of Miami Springs, Florida

The Miami Springs City Council held a **SPECIAL MEETING** in the Council Chambers at City Hall on Wednesday, February 12, 2014, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:15 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- City Attorney Jan K. Seiden
- Recreation Director Omar L. Luna
- Professional Services Supervisor Tammy L. Romero
- Acting City Clerk Suzanne S. Hitafer

2. Invocation: Offered by Councilman Petralanda.

Salute to the Flag: The audience participated.

3. Presentations from the Companies who Responded to RFQ # 02-13/14 – Consulting Services to Develop Components and Specifications for an RFP for a New Design/Build Aquatic Facility and for Construction Supervision:

Mayor Garcia stated that presentations would be made by companies who responded to the Request for Qualifications (RFQ) for consulting services to develop components and specifications for an RFP for a new design/build aquatic facility and for construction supervision.

Stantec Consulting Services, Inc.

Diana Sudasassi, PE, Stantec Consulting Services, Inc. gave an overview of the history of the firm that was formerly C3TS for twenty-five years and was acquired by Stantec in December 2012, which is a world-wide discipline engineering firm.

Ms. Sudasassi stated that the firm's municipal experience includes Medley, Hialeah and Miami Lakes and they are in tune to the needs of municipalities. She was raised in Miami Springs and learned to swim in the city pool. She is vested in the community and would be proud to work on the project.

Jeffrey Crews, PE, LEED AP, stated that he would be the Project Manager and the design criteria professional for the project if they are selected. He introduced Elvira Friere who is the architecture lead and said that Diana Sudasassi would be the civil lead. Terrance Glunt is the Principal in Charge who is not present, but he is available for this project if selected.

Mr. Crews explained the team's experience with C3TS and said that they had worked together on every project that will be shown tonight. He said that the change from C3TS to Stantec might have caused some confusion because the disclaimer states that the project was not performed by Stantec and was performed by another company.

Mr. Crews reviewed relevant projects, including Community Park Aquatic Center and Mitchell Moore Park Aquatic Center in Pompano Beach. They completed a series of five pools for the Broward County School Board, which are Nova High School, South Broward High School, Fort Lauderdale High School, Cooper City High School and Northeast High School.

Additional projects shown were Jacobs Aquatic Center in Key Largo, CB Smith Park in Pembroke Pines, Grapeland Park and Gibson Park in Miami, Fort Lauderdale Aquatic Center, Deerfield Beach Middle School Park and Coral Springs Aquatic Center.

Mr. Crews explained that there were thirteen additional design/build projects for a total of 26 pool projects. He continued to explain the firm's experience with design/build projects including Blanche Ely High School Stadium, Martin County Emergency Services facility, Pompano Beach Utility Services compound and Miami Beach Sunset Islands 3&4, Palm Island and Hibiscus Island projects.

Mr. Crews said that the goal is to find out what Miami Springs wants and be able to deliver it. They identify the stakeholders who are involved in the decision making process, begin data acquisition, interview for scope details and develop a detailed program. From this point, they split into two efforts: plan development and written guidelines. It is important to match the vision with the amount of available funding.

Mr. Crews reviewed case study projects to show the process that was followed for similar projects. He explained that it is important to identify issues in order to have a firm idea of what the project entails. Once the project documents are in place they proceed with the bid phase and design phase. He said that none of it works without wisdom and experience and a guiding philosophy. The philosophy is a guiding project development to achieve the maximum client benefit by delivering the highest possible quality at the lowest reasonable price or maximize value while minimizing risk.

Mr. Crews stated that value and lowest cost is not always the same, which is critical in design/build projects because the proposals that they receive from design/builders will inherently differ from each other since they each have their own vision.

The goal is to manage for value and risk. The best way to manage for value is to understand the goals, provide efficient site and floor plans, allow for creativity, evaluate bids subjectively, favor experienced design/build teams, negotiations before contract and careful monitoring.

Mr. Crews explained the key points in managing for risk are: provide data, clear unambiguous documents, adequate budget, reasonable schedule, pay permit/impact fees, identify key regulatory questions, provide contract language, avoid unnecessary submittal costs and avoid purposely shifting the risk.

Mr. Crews answered miscellaneous questions from Council regarding the firm's experience and work on various pool projects.

Vice Mayor Bain asked about the advantages between stainless steel and concrete surfaces.

Mr. Crews said that out of 26 projects, approximately half are stainless steel and the main advantage is the warranty. He said that the bottom of the pool is concrete and the walls are stainless steel and the entire shell is lined with a thick polymer liner that has a 15-year warranty. Maintenance costs are reduced since the pool does not require resurfacing on a regular schedule and swimmers tend to like stainless steel pools.

To address Councilman Windrem's concern about lack of maintenance on the existing pool, Mr. Crews said that there are maintenance suggestions that become part of the warranty process.

Councilman Petralanda asked if the firm would be able to devote 100% of their time to the City's project and Mr. Crews said that nothing would prevent him from devoting that amount of time, but the City should not have to pay for 100% of his time if it is not required.

City Attorney Seiden asked about the firm's billing procedures for a project valued at \$3MM to \$6MM, and the basis for their determination of the fee for the services that are rendered.

Mr. Crews responded that typically it works best to negotiate a fee on an hourly basis based on various positions and the amount of time needed to complete the work, and then convert the amount to a lump sum. The percentage of construction cost is often used as a guideline.

Gili-McGraw Architects, LLP

Cynthia Gili McGraw of Gili-McGraw Architects, LLP stated that the firm had provided services in Miami since 1992, and worked on projects for the City of Miami, Town of Miami Lakes, Dade County Public Schools and various institutions.

Ms. McGraw said that a design criteria professional is basically a professional that puts together a rough design, schematics and provides construction supervision. The City is looking for the specifications listed in the RFQ, as well as a firm that has knowledge of pool design.

Ms. McGraw reviewed slides showing the various pool projects completed by the firm, including Gulliver Academy Aquatic Facility, Curtis Park Pool, Mast Academy Competition Pool and African Square Splash Park. They created a design/criteria book for a municipality, they were the professionals for a \$4MM project for Miami-Dade County Public Schools and the author of the Miami International Airport terminal building design criteria.

Ms. McGraw introduced the design criteria professionals, including Mechanical Engineer Rene Basulto, Electrical Design Coordinator Charles Yost, Structural Engineer Larry Brill and Landscape Architect Ken Gardner.

J. Gary McGraw, AIA, Project Manager, gave examples of how they addressed several design issues with the Olympic size Gulliver pool that is similar to the Miami Springs' pool. They built a new pool facility adjacent to an existing school facility in which safety was an issue.

Mr. McGraw reviewed the Mast Academy project in which they reduced the size of the pool by eliminating the diving bowls, saving over \$60,000. He continued showing slides of the various projects and explained the benefits of geothermal heating system that has a payback of seven years.

Mr. McGraw displayed two potential site layouts for the proposed Miami Springs' pool facility; one allows the existing pool to remain in operation and the existing parking for the Community Center to remain unobstructed. The second option ties the new pool into the Community Center that causes the City to lose the use of the existing pool and reduces the parking.

In regard to the pool design, Mr. McGraw said that they must determine what type of pool the community wants and if it will be a competition pool or community pool. Other important factors are the type of heating, filter types, shading devices, security, safety, maintenance, equipment, nighttime use, support facilities, staff requirements and handicap access.

Mr. McGraw said that their pool consultant recommends a sand filter, a pump that is below the water level of the pool, liquid chlorine solution, buffering, schedule 80 piping in the equipment room and schedule 40 piping elsewhere. He recommends a control system that can be controlled from an i-phone and a geothermal heat pump.

Councilman Petralanda asked how many pool projects the firm had worked on and Mr. McGraw responded that they worked on two pools. The Curtis Park pool is currently being permitted with the City of Miami. There is also a splash park bid that has gone out to bid that should begin in approximately one week.

Councilman Petralanda asked Mr. McGraw if the City should be worried about the firm overextending themselves.

Mr. McGraw said that he is not worried since it is simply construction administration. They attend bi-weekly site meetings, check shop drawings, review pay requisitions, visit the site and answer phone calls. They will produce a set of design criteria documents. He explained how he developed the design criteria guidelines for Miami International Airport.

Councilman Windrem referred to the problems associated with the Mast Academy pool and Mr. McGraw explained how they solved the problems.

Mayor Garcia asked about the billing process and how it is calculated and Mr. McGraw responded that it is based on the scale of the project and the number of man hours required for the different disciplines. He said that they would work out a cost per hour fee in order to establish a number and then look at a percentage of the project cost and compare both costs.

To answer the Mayor's question, Mr. McGraw said that their fee, based on the percentage of the project cost, would be approximately 6%.

Bermello Ajamil & Partners, Inc.

Willy Bermello with Bermello Ajamil & Partners introduced his firm members and consultants who were present: Partner Jorge Ferrer, Justin Caron with Aquatic Design Group, and Project Manager Scott Bakos.

Mr. Bermello stated that they would make a simple presentation to go over the highlights in six areas. First is their understanding of the site context and the opportunities and challenges that it presents with the surrounding neighborhood, existing facilities and how they will approach the City's vision in creating a world-class aquatic facility that is an element of pride for the entire community.

Mr. Bermello explained that the process must be driven by input from the community and City Staff and they must engage them in the process and present them with ideas for not only the facility, but also from a revenue and cost standpoint.

Mr. Bermello said that the presentation will address their professional design criteria experience, what it means, what their expectations are and what their role will be. They looked at the milestones in terms of the process and schedule and they will highlight some issues for consideration. Another point for consideration is sustainable design and LEED consideration since what is decided today will be dealt with for the next thirty years in the operation of the facility. Maintaining and minimizing costs must be considered in terms of the building and the equipment.

Mr. Scott Bakos stated that in preparing for the presentation it was important for them to visit the site in order to understand the sensitive issues with the site. They counted approximately 208 parking spaces within the 3-1/2 acre property. The relationship and closeness to the adjacent residential homes is very apparent and it is very important that the compatibility and sensitivity to that is understood through the entire process.

Mr. Bakos referred to past studies and some areas of concern, particularly the amount of curb cuts on both sides of the property. In addition, the need to walk through the parking lot is a concern and the entrances do not line up, which is a safety factor. He said that the parking could be segregated if there is a need to do so. In the second option, there are seven curb cuts along the residential street and dead end lanes within the parking lot that could create a bottleneck. He presented the idea of having only three access points or even two from a security and control perspective. They encourage a drop off area on the west side of the facility.

Mr. Justin Caron stated that the value they bring to the process is programming. There is a budget for the project and they must balance the budget with the programmatic needs. The key process involves stakeholders and bringing them together in order to arrive at decisions that make sense. The ideas must be incorporated into modern design and products that will last for years, while understanding the cost recovery bills. They understand the operation of the facilities after they open and that is one of the values that the firm brings to the table.

Mr. Caron explained that revenue drivers are typically recreation admissions, including season passes, swimming lessons, therapy programs, etc. They will work to establish revenue drivers and they will also consider the expenses, including utilities and heating the pool.

Mr. Caron commented that competition pools are lucky to get 50% cost recovery and recreation pools recover up to 115% of the operating costs. He said that having a theme would add to the premium, but it would create a destination and increase the play value. He presented examples of pool facilities with different themes. He noted that a 50 meter pool would cost \$1MM every year in operating costs.

Mr. Bermello stated that as design criteria professionals they will work with the City and the stakeholders and at the end of the process they will have a deliverable product. They will prepare a package that consolidates the program information and the master plan of the site, which is an advance preliminary design package that will provide the eventual design builder with sufficient information in order to be able to give a firm price without cost overruns and change orders.

Mr. Bermello said that they have experience with governmental clients as design criteria professionals, working with City Staff to prepare the bid advertisement, receiving and analyzing the bids, assisting with the contract award, and subsequently serving as the owner's representative through the construction process. They will make sure that the visions, the expectations, the quality and specifications of the package are met by the design/builder.

Bermello Ajamil & Partners have worked on aquatic pools in Miami-Dade County, the City of Miami and Broward County and all this experience will add to the skillset that they feel is important, according to Mr. Bermello. How their clients feel about them is more important than anything they can say and they have a long list of clients. They know how to work with government and they serve as an extension of the City Staff, realizing that some projects may have an element of controversy or public discourse. Their record of success is based on their ability to absorb, project, listen and support Staff.

Mr. Bermello stated that the facility is in a residential neighborhood and through buffering, landscaping, site entrances, etc. they will portray a project that will be a positive element for the neighborhood.

Mr. Bakos referred to the Aventura Community Center that was a very successful project that was completed on time, on budget and was very well received in the community. They are very confident that they can successfully accomplish the project for Miami Springs. He outlined the three-month process, beginning with the initial kick-off meeting with all the key stakeholders, site and code analysis, programming, master plan options, final master plan/presentation and preparation of a design criteria package. This process is very important because it provides them with all the key tools that are needed to put together all the options.

Mr. Bakos said that the RFQ specifications mentioned a 12-month process beyond the completion of the design criteria package that includes the solicitation and award of the design/build team; preparation of the final construction documents; the permitting and the construction. He said that accomplishing this in twelve months is very aggressive and they feel that eighteen months is more realistic. It will take two months to send out the design criteria, solicit the award and bring a design/build team on board. Five months is needed to prepare 100% construction documents and there is a nine-month process for construction.

Mr. Caron explained the importance of sustainability. Typically capital costs are between 12-15% of the life cycle for an aquatic facility. They plan to reduce the operational costs for staffing, heating, chemicals, water usage, lighting and electricity. There should be a balance between the cost of the system short-term and long-term.

Mr. Bermello explained the timeline process for other projects in which gathering data required longer time and they are not sure where Miami Springs stands today in this process. If Staff has excellent data in terms of the needs so that they can begin programming immediately, then the three month process is doable, but if the data is old or incomplete the three months could expand to four or five months.

Mr. Bermello said that his firm is a local company and the aquatic design group is based in California and they are a company that is recognized nationally in the aquatic field, which is important to the Miami Springs' project. His first project in Miami Springs was the Eastern Financial Federal Credit Union, which was 28 years ago. He is the owner of the company along with thirteen partners and he will be involved during the entire project.

To answer Councilman Lob's question, Mr. Caron stated that the company was founded in 1984 and Scott is the CEO and third generation pool architect. His first project was in 1972, and the pool is still operational in California; it was renovated once and some equipment was replaced about five years ago. The first Florida project was completed in 1988 in Orlando.

Councilman Petralanda asked about operation cost recovery and Mr. Caron stated that multiple pool complexes are 1/3 the size of a competition pool and they are more popular. The focus must be on the program because the City has to deliver what is needed to their constituents. The City must sell the idea and help them understand that the operation cannot be subsidized. A pool that can be used for swim lessons and therapy classes can pay for itself 2-1 in terms of its operation costs.

Mayor Garcia asked about the billing structure, considering the project would cost \$3-6MM, and what percentage would be charged for their services.

Mr. Bermello said that on the two most recent projects they arrived at a lump sum agreement based on the scope and time. The agreement quantifies the number of public meetings and to date there has not been a controversy. The Pinecrest project was \$60,000 and CRA was \$200,000.

To answer the Mayor's question, Mr. Bermello replied that the Pinecrest project will go through two phases with three sequences of construction between the phases and the budget will be from a minimum of \$4.5MM to a maximum of \$9MM. They provide a menu of options and each option has two taglines, which are cost and time. This does not include the fee going forward for supervising and overseeing the design/builder.

Mayor Garcia commented that the City's request was for the total package, including supervision and overseeing the builder.

Mr. Bermello stated that they typically charge a fee on a monthly basis. They feel that the construction process will take nine months and they would pick a number that represents their time for the review of the work being done, going to the jobsite, preparing field reports and attending the construction site meetings. This number could range from \$5,000 to \$7,000 per month, assuming that the City hires a good contractor with experience.

Councilman Petralanda asked how many pools were built by the firm and Mr. Bermello responded that they had done many multi-family residential pools. He estimated that they had done hundreds of private pools and about six municipal pools.

Mr. Caron said that his firm had worked on 2,500 pool projects and 1,000 of those were municipal pools.

Carty Architecture & Alleguez Architecture, Inc.

Ana Alleguez, President of Alleguez Architecture, Inc. stated that Carty Architecture & Alleguez Architecture had worked on several projects together. She introduced Judy A. Carty, President of Carty Architecture, Senior Project Architect Orlando Melian, and Project Manager Carlos Manuel Veloso. She also introduced team members Ernesto Aloma, Paul Zilio, and Jose Acosta.

Ms. Alleguez reviewed design/build projects the firm had completed including Miami-Dade County Fire stations, City of Coral Springs Nature Center, Woman's History Gallery and Tropical Park Equestrian Center. She said that Carty Architecture's experience in aquatic and recreation facilities included Florida Atlantic University, PGA Resort and Spa and YMCA of South Dade. Their consultants have aquatic experience with the Royal Oaks Park in Miami Lakes.

Judy A. Carty stated that a similar project to Miami Springs was Naples River Park Aquatic Center who had an existing pool on site that was replaced. The project was in a residential neighborhood and they met with the community and the City to determine what type of aquatic program was needed. Meetings were held with Council, Staff and the community in order to get feedback.

Ms. Carty reviewed the Florida Atlantic University Recreation Center project that was done in two phases, including an aquatic facility. She said that all of the firm's pool experience had been in Florida. She also reviewed the PGA Resort and Spa project and the replacement of their existing pool and the YMCA South Dade project that has a four-lane lap pool and a "learn to swim" area that is not yet under construction.

Ms. Carty stated that they would need to program the aquatic facility for the City and the only way to do that is to meet with City Staff and the community to determine the vision and the programming needs. She said that there are four components for aquatic facilities. Competition pools have strict requirements and they are typically eight lanes that are 2.5 meters each; the water is colder and deeper. Another group is the program element with "learn to swim", scuba classes, lifeguard training and a wide variety of programs. Water therapy is increasing in popularity and the water is warmer. The largest component is recreation and this includes slides, play areas, water features, zero entry and separate splash pools for younger children. Recreation pools normally include shade structures, concessions and deck space.

The key to a good aquatic facility is flexibility in the spaces, an understanding of the nature of the groups who will be using the facility, inventive programming and good design, according to Ms. Carty. When considering the budget for these projects, typically a large percentage goes toward the pool and splash pad, including water slides and toys, which is the key component.

The bathhouse and restrooms are built according to code. Maximizing the budget is key and they understand how important it is to stay within budget.

Ms. Carty showed a diagram of the entire process with the end result being the conceptual design. The design criteria package includes assistance with design/builder reviews and construction supervision. She referred to the City of Naples project where they presented three different schemes to their City Commission.

Ms. Alleguez stated that they would analyze the site and hold meetings with agencies having jurisdiction so that they understand the project, address infrastructure, utilities, etc. and this information is passed along to the design/builder. She said that the site is surrounded by a residential area and there are certain site issues that should be addressed. Safety is important from a vehicular and pedestrian standpoint, which is another key component. Their goal is to provide the highest potential for the facility so that there will be a high return on the investment and they want to be sensitive to the surrounding residents by planting a greenbelt around the site.

Ms. Alleguez said that they would provide a set of construction documents that are developed to 30%, a project manual and minimum criteria of what they expect in warranties and things of that nature. She continued to explain their assistance during the bid and selection process and the entire construction phase. Regarding the schedule, they believe the criteria package portion would take six months and the solicitation and the design/builder construction documents and construction would take about fifteen months.

In closing, Ms. Alleguez stated that the Carty/Alleguez team offers a wide variety of expertise and they are local with a vested interest since three team members are residents of the City. Their team has the passion and commitment to deliver a community project that everyone can be proud of.

Mayor Garcia asked about the cost of services and what the average charge is based on the history and the estimated cost of the project.

Ms. Carty stated that it is hard to estimate because it is not a normal percentage, but they are willing to work out an agreement.

Ms. Alleguez said that the two firms had not worked together on a complete project from beginning to end, but the design build component is historically 10-12% of total construction cost.

Ms. Carty explained that the construction administration could be based on an hourly basis, as services are needed.

M. C. Harry & Associates, Inc.

Thomas Carlson, Principal for M. C. Harry & Associates, Inc. stated that the firm is an award winning firm that has been in operation for 57 years in Miami-Dade County. He introduced Project Architect Javier Torres, Project Manager Naomi Harrison and Project Architect Larry Arrington. They have worked together on municipal projects for many years.

Mr. Carlson explained that Mr. Arrington grew up in Miami Springs; he is a registered architect, member and past President of the Construction Specifications Institute and a certified swimming and diving official and stroke and turn judge. SDM Consulting Engineers is a well-established team and their services will be provided in developing criteria for the project.

Mr. Carlson said that his firm had provided design/build services as a design/builder and they were hired by various municipalities to provide the design criteria that are followed by the solicitation for design/build services. They worked with dozens of local municipalities and a variety of recreation facilities that have included pool facilities.

Javier Torres reviewed examples of projects they had completed including the Town of Miami Lakes Royal Oaks Park that is in a highly residential area, and the City of Miami Melreese Golf Training center.

Naomi Harrison said that the City of South Miami Gibson-Bethel Community Center is a large facility in a residential area of South Miami that is heavily utilized by the community. They were commissioned to create a feasibility study to create a competition pool on the site. Through organizing neighborhood meetings, it was established that they did not want a competition pool; they wanted a recreation pool in a leisure environment.

Mr. Torres stated that the Miami Gardens North Point Community and Aquatic Center was originally designed as a competition pool and the public and County Commissioners were more interested in making it a recreational pool.

Mr. Carlson gave examples of design criteria services they had provided to the Town of Miami Lakes, and the Village of Palmetto Bay.

Ms. Harrison gave an overview of a project with the City of West Park in Broward County for an athletic complex, including an aquatic park. She said that the residents wanted a recreational pool instead of a competition pool.

Larry Arrington displayed an aerial shot of the existing City recreation facility including the Community Center, pool and Prince Field. He said that the site is ringed by single-family residential homes that face onto the same street as the facility that is located on a small site. It is conveniently located and serves the City well. The community center is 34,000 square feet or double the old recreation center.

Mr. Arrington explained his history with the City growing up in Miami Springs and how this relates to the Miami Springs' project. He is a volunteer swimming official in the South Florida area and spends his time on many pool decks.

Mr. Arrington referred to the schematic designs that were provided for the proposed Miami Springs' pool; one locating the aquatic center to the east of the site and one to the north of the site. Both plans include similar elements with 10 lanes, 50 meter long course pool, a dive well, kid splash pool and the associated bathhouse facility. Based on this plan, the assumed aquatic programs would include competitive swimming, club swimming, USA water polo, and diving. As part of the community, it would be a recreation pool and would accommodate learn to swim programs.

Mr. Arrington stated that this is an ambitious program giving the limitations they already know about the site. Balancing the City's programming needs with the site constraints in a sensitive manner to the community is the essence of a successful pool. In Miami-Dade County there are eight pools that are certified by USA Swimming for competition. Three of the pools are at private schools and three are at college or university facilities. The Miami Springs and Tamiami pools are the two municipal and county pools that have outlived their service life.

Mr. Arrington commented that the interest in swimming had grown. Currently there are 22 USA Swimming Clubs in Miami-Dade County and at least that many in Broward. The number of high school swimming programs in Florida jumped to 440 and in South Florida there is always a need for "learn to swim" programs and lifeguard training. He realizes the need for the City's aquatic center.

Pool deck planning and the pool itself are the two key elements to a successful pool facility, according to Mr. Arrington. He puts the swimmer's needs first and then the coaches, officials, volunteers and, spectators. When hosting a district high school meet with 160 swimmers each swimmer typically brings 1.5 spectators, which totals 400 people. He explained the details related to short course and long course pools and the variety of elements that go into developing the proper pool design.

Mr. Arrington explained that lighting is important because of the surrounding residences. The locker rooms and building facilities must function very efficiently since they are used for access control, ticketing, etc. The toilet and shower facilities are often controlled by the requirements of the building code; finishes have to be easily maintainable and designed carefully for the desired service life. Equipment is important and the key components are durability, reliability, operating costs and performance.

Mr. Carlson stated that it is a complex project and as the design criteria professional (DCP), managing the process of developing criteria is fundamental to the success. They understand that they would be controlling the time/money communication coordination issues that influence the development of the project.

Mr. Carlson explained that coordination involves reaching a consensus with City representatives and also organizing and conducting public workshops. As the DCP, a level of service might track some of the milestones that were identified and they want to establish and understand the City's goals and objectives for the project. They would develop a series of alternatives and test the feasibility of the alternatives against certain criteria, as well as the cost and revenue aspects. They will run through a variety of programming interests leading to a fully developed scope of work that includes cost and schedule analysis that fits the City's requirements and the building and zoning requirements.

Mr. Carlson said that cost estimating is a critical part of the design process and this is done in-house with proprietary in-house cost analysis software. They will monitor the probable cost of the various alternatives. The firm uses the latest design tools; they are using building information modeling or BIM and they can document projects in two or three dimensions.

Mr. Carlson stated that the firm has a considerable amount of experience with municipal work, community centers and park projects, including pools, and it would be an honor to serve Miami Springs.

To answer Mayor Garcia's question regarding the cost structure based on a \$3MM to \$6MM project Mr. Carlson replied that typically a \$3-6MM project may run out a full service Architect/Engineering (AE) fee of 6-8%. This particular project will go through less than full AE services and it would be a percentage of that cost.

4. Discussion and Selection of a Consultant Firm

Vice Mayor Bain was of the opinion that Council should rate the firms and turn in the evaluation sheets in order to determine if there is a common number.

City Attorney Jan K. Seiden advised Council that they could turn in the evaluation sheets and he would calculate the numbers and provide the results, which could be discussed at the next regular meeting or the discussion could be finished this evening.

Vice Mayor Bain commented that the Project Manager for the Community Center charged \$190,000 and the cost of the project was \$6.4MM, while this process is a little different.

City Attorney Seiden said that the fee structure for this process cannot be compared to what the Project Manager charged for the Community Center. Cost should not be a factor in the evaluation of the firms; Council should only consider the qualifications at this point. The RFQ procedure is mandated by law and the process is to rank the companies and come to a consensus of #1 to #5. The #1 firm would be invited to sit with Staff and go through the negotiation process. Staff will bring back a number for Council to consider and if they feel the amount is too high, then Staff would negotiate with the #2 firm.

Mayor Garcia stated that he would not mind evaluating the firms now and he asked for an explanation of the selection process.

City Attorney Seiden explained that after negotiation with the #1 firm, if Council feels the amount is too high then negotiations would take place with the #2 firm. He clarified that Council could not go back to the #1 firm, but the #2 and #3 firms have the benefit of checking the meeting records to find out what the numbers are. In the final analysis, the numbers could be similar.

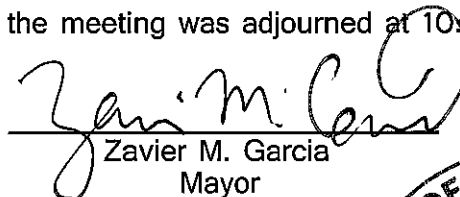
Council submitted their signed and dated evaluation sheets to the City Attorney (attached for the record). The City Attorney clarified that #1 is the highest ranking and # 5 is the lowest. As a result, Council reached the following consensus:

- # 1 Bermello Ajamil & Partners, Inc.
- # 2 Carty Architecture & Alleguez Architecture, Inc.
- # 3 Stantec Consulting Services, Inc.
- # 4 M. C. Harry & Associates, Inc.
- # 5 Gili-McGraw Architects, LLP


Mayor Garcia would like Staff to negotiate with the #1 firm. He asked if Council would have to make a decision at the next meeting and the City Attorney answered affirmatively.

5. Adjournment

There being no further business to be discussed the meeting was adjourned at 10:43 p.m.


Xavier M. Garcia
Mayor

ATTEST:


Suzanne S. Hittaffer, CMC
Acting City Clerk



Approved as written during meeting of: 02-24-2014

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words are unchanged.

Request for Qualifications #02-12/13

Consulting Services to Develop Plan Components and Specification for an RFP
for a New Design/Build Aquatic Facility and for Construction Supervision

Final Ranking Sheet

Council Member	Stantec Consulting Services, Inc.	Gili-McGraw Architects, LLP	Bermello Ajamil & Partners, Inc.	Carty & Alleguez Architecture	MC Harry & Associates, Inc.
Mayor Xavier M. Garcia	3	5	2	1	4
Billy Bain	3	5	1	2	4
Michael Windrem	1	3	2	5	4
George Lob	3	4	1	2	5
Jaime Petralanda	3	5	1	2	4
Ranking	13	22	7	12	21

Confirmed by:

Signature:

Date:

[Signature]
2-12-14

Consulting Services to Develop Plan Components and Specification for an RFP for a New Design/Build Aquatic Facility and for Construction Supervision
RANKING SHEET

8

CONSULTANT NAME	COMMENTS	RANKING
Starter		3

8

CONSULTANT NAME	COMMENTS	RANKING
Gili-McG		5

8

CONSULTANT NAME	COMMENTS	RANKING
Bernello		2

8

CONSULTANT NAME	COMMENTS	RANKING
Carty & Alleguez		1

8

CONSULTANT NAME	COMMENTS	RANKING
McHany		4

Print Name:

Z, Garcia

Signature:

ZG

Date:

2/12/14

Request for Qualifications # 02-12/13
 Consulting Services to Develop Plan Components and Specification for an RFP for a New Design/Build Aquatic Facility and for Construction Supervision
RANKING SHEET

CONSULTANT NAME	COMMENTS	RANKING
STANTEC		1

CONSULTANT NAME	COMMENTS	RANKING
CEFCF-MCGOWAN		3

CONSULTANT NAME	COMMENTS	RANKING
BEOMELTD ASMPRE		2

CONSULTANT NAME	COMMENTS	RANKING
CARTY		5

CONSULTANT NAME	COMMENTS	RANKING
MC HARRY		4

Print Name: McHAREL WINDSORE Signature: *W. Windsores* Date: 2/12/14

Request for Qualifications # 02-12/13
 Consulting Services to Develop Plan Components and Specification for an RFP for a New Design/Build Aquatic Facility and for Construction Supervision
RANKING SHEET

CONSULTANT NAME	COMMENTS	RANKING
Stantec Consulting Services, Inc	(94)	3

CONSULTANT NAME	COMMENTS	RANKING
Gilji-McGraw Architects, LLP	(89)	5

CONSULTANT NAME	COMMENTS	RANKING
Bermello Ajamil + Partners Inc	(94)	1

CONSULTANT NAME	COMMENTS	RANKING
Carty Architecture + Alleguez Architecture	(95)	2

CONSULTANT NAME	COMMENTS	RANKING
McHarry & Associates P.C.	(89)	4

Print Name: Billy Bain

Signature:  (9th)

Date: 2-12-2014

Request for Qualifications # 02-12/13
 Consulting Services to Develop Plan Components and Specification for a New Design/Build Aquatic Facility and for Construction Supervision
RANKING SHEET

CONSULTANT NAME	COMMENTS	RANKING
Bermello		1

CONSULTANT NAME	COMMENTS	RANKING
Carty		2

CONSULTANT NAME	COMMENTS	RANKING
Stante		3

CONSULTANT NAME	COMMENTS	RANKING
Gili		4

CONSULTANT NAME	COMMENTS	RANKING
Mc Harry		5

Print Name: George Lob Signature: *George Lob* Date: 2/12/14

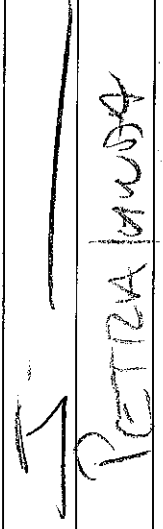
Request for Qualifications # 02-12/13
 Consulting Services to Develop Plan Components and Specification for an RFP for a New Design/Build Aquatic Facility and for Construction Supervision
RANKING SHEET

CONSULTANT NAME	COMMENTS	RANKING
STAUTE		3

CONSULTANT NAME	COMMENTS	RANKING
GILL		5

CONSULTANT NAME	COMMENTS	RANKING
B.A		1

CONSULTANT NAME	COMMENTS	RANKING
CARTY		2

CONSULTANT NAME	COMMENTS	RANKING
MC HARTZ	<div style="text-align: center;">  </div>	4

Print Name:

Signature:

Date: 2-12-2014